WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/05 10:35 3 pgs
Fees:18.00 Taxes:11.10
20051025-0128629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Gilmore DBA R.G. Renovation & Construction	Ronald Gilmore DBA R.G. Renovation & Construction	081-12-0-257.00
(NAME)	(NAME)	
1001 Flannery Ct	1001 Flannery Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37135	Nashville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John L *~~Phillips~~ Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Gilmore DBA R.G. Renovation & Construction, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1533 Arthur Ave., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of September, 2005.

John L ~~Phillips~~ Jr.
By Carolyn L. Phillips As Attorney-In-Fact

*-Indicates Phillips

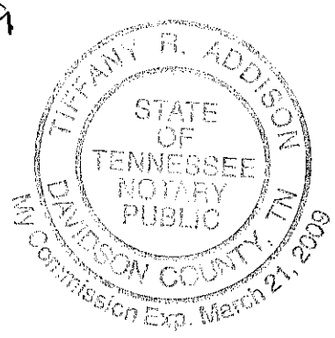
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of September 2005, before me personally appeared Carolyn L Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John L. Phillips, Jr., and who acknowledged that she executed same as the free act and deed of said John L. Phillips, Jr. by virtue of that Power of Attorney, duly executed by the said John L. Phillips, Jr. and appearing of record as Instrument No. 20030701-0090689, Register's Office Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September 2005.

Commission expires:
March 21 2009



Tiffany R. Addison
Notary Public

EXHIBIT A

Being the southerly ½ of Lot no. 356 on the Map of D. T. McGavock's and Others' Addition to Nashville, called Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of said lot fronts 25 feet on the westerly side of Arthur Ave., and runs back between parallel lines 150 feet to an alley.

INCLUDED in the above described property, BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed to State of Tennessee for the use and benefit of the Department of Highways, be deed from Daniel Wade Webb and wife, Nannie Lee Webb, of record in Book 4163, page 812, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 355 and 356 on the Map of D. T. McGavock's and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of Lot 356 in the aforesaid subdivision, N 47° 28' 24" W 25 feet to a point, said point being the common corner between the southerly 25 feet and the northerly 25 feet of said Lot 356; thence with the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356, N 42° 41' 10" E 25 feet to a point; thence S 2° 23' 32" E 25.30 feet to the point of beginning, containing 313 square feet, more or less.

Being the same property conveyed to James Adams and wife, Callie Adams by deed from Joseph Walton, Jr. and wife, Elnora Walton of record at Book 5683, page 351 and filed for record on November 26, 1980, Register's Office of Davidson County, Tennessee. The said James Adams and Callie Adams having since died. A life estate was left to Virginia Holman who has since died, vesting a fee simple interest in the remainderman, John Leslie Philips, Jr.